

Naples Planning and Land Use
Public Meeting
March 17, 2022

Commission Present: Chris Clark, Andrew Bentley, Jessy McKee, Scott Adams, Scott Major

Commission Absent: Jacob Harrison

Others Present: Dean Baker, Ken Reynolds, Mike Davis, Gwen Harrison, Stephanie Adams, Jim Richards,

Opening Ceremonies

Verification of full Quorum Chris Clark verified a full quorum. All commissioners will be voting in tonight's meeting.

Approval of Agenda Scott Adams motions to approve the agenda for the March 17, 2022, Andrew Bentley seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Absent
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Disclosures

Jessy McKee

Approval of Minutes

Scott Adams motions to approve the February 17, 2022 minutes. Jessy McKee seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Absent
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Naples Self Storage

Jim Richards

Privacy Fence Deferment Request

Jim Richards presented requested changes to plans. Mr. Richards stated there is a privacy fence required between the Industrial zone and Residential zone. The nearest neighbor is approximately a quarter of a mile away from his property. Mr. Richards is requesting to defer building the privacy fence, because of the cost to start phase 1. Mr. Richards stated when he was on the Planning Commission, Wheeler Machinery made a similar request to defer construction of a fence, that was approved. Mr. Richards stated he is requesting to defer the building of the fence until such time that the Planning Commission or City Council

determines that homes are going to be close enough, that they would be required to build a fence. Mr. Richards stated he didn't want to put a time limit because there may not be any building and when the Planning Commission decides it is necessary, they would build it. Andrew Bentley questioned if they don't want the fence at all or they don't want a fence with slats in it. Mr. Richards stated there is a field fence they would like to leave as it is. Commissioner Bentley asked how far to the east the Richards family owns. Mr. Richards stated there is a home a quarter mile away from the storage facility and one being built. There will be concrete driveways throughout the whole facility. Mike Davis questioned if security is an issue in these facilities or not. Mr. Richards stated he does not have fencing at his other storage facility and has very little security problems. He has asked the Vernal City Police and Sheriff's Department to drive through the facility when it is convenient. The facility will also have cameras with signs stating they will be under video surveillance. Andrew Bentley questioned what would guarantee the fence be built in the future. Mr. Richards stated if the planning commission refused his request, he would have to build it. Jessy McKee stated he likes the idea of using the money to get up and going and putting the fence in when the time comes, it is helpful, and he can see why he would want that. Jessy McKee questioned if this is something Planning and Zoning could do. Mike Davis stated it is with Planning & Zoning would make the recommendation to City Council who has the final approval. The Planning and Zoning Commission could state deferral for two years or a house goes in. Jessy McKee stated he can see that when a house was being built that the fence will need to be installed before. Mr. Richards suggested if a house was to be built within 500 yards. Andrew Bentley questioned if Mr. Richards put a house within the distance if that would still trigger the fence being built. Mr. Richards stated, yes, it would hide the privacy of the yard from the activities at the storage facility. There are not any doors on the east side of the storage facility because there is a retention pond behind. Scott Adams questioned if Planning & Zoning proposed to defer this fence, can they put language in the business license so that this doesn't go away, that there would be no surprises that this is a temporary deferment. Mike Davis stated he isn't aware of a place with the business license to put the language for deferring this. Andrew Bentley stated he doesn't have problem deferring it but has a problem deferring it to a point where there isn't a trigger. If in 5 years Vernal becomes a ghost town and someone builds a house next to this but this business is shut down versus giving it two years to get it built and be making some money but by the end of the third year it has to be installed, he wouldn't have a problem with that because it doesn't feel like something that will be forgotten in ten or fifteen years. If a home happens, it triggers it, or the time. Scott Adams questioned Mr. Richards what time parameters he is after. Mr. Richards stated three years or any time a home built closer it would be a trigger to put the fence in. Scott Major stated it is approximately 0.1 miles. Andrew Bentley questioned what Mr. Richards plans for the design on the retention pond. Chris Clark questioned if this is on the agenda. Mike Davis stated no because the retention pond is administrative. Andrew Bentley stated he is concerned about with a house within a quarter of a mile and he doesn't know what it looks like to a kid on a bike, if he is building an open pit that looks like a playground to a kid. Mr. Richards stated there will be a barbed wire fence with a no trespassing sign. Scott Adams stated is willing to do an administrative action with three years or a home built within a tenth of a mile, whichever happens sooner. Jessy McKee questioned if it is a built or beginning to be built? Scott Adams stated when the process starts.

Scott Adams motions to approve the deferment of the site obscuring fence being construction for 3 years or a home being built within one tenth of mile, whichever is sooner. Andrew Bentley seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Absent
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

**Naples Self Storage
Jim Richards
Fence Setback**

Mr. Richards is proposing to bring the fence setback from twenty-five feet to twelve or sixteen feet from the property line. Chris Clark questioned where the right of way line is for the street in reference to the twelve or sixteen feet. The fence cannot encroach on the street right of way. Mr. Richards states the property line comes to the back of the curb as surveyed. Chris Clark stated the property line may be different than the street right of way. This needs to be verified that he doesn't encroach on the street right of way. Mr. Richards states he will use the extra room from moving the fence to collect snow from plowing. Andrew Bentley questioned what the distance is from the entrance to the road, will they be creating a line-of-sight issue with the fence being that far back. Mr. Richards states the drawings will show if there is an issue. Chris Clark states as long as the fence is not within the right of way, which is generally sixty-six feet. Jessy McKee states as long as Mr. Richards is out of the right of way there is no reason to hold this up. Chris Clark states no closer than twelve feet from the property.

Chris Clark motions to approve request to allow fence to be built 12 feet or more of top back of curb as long as it is not within the right of way. Scott Adams seconds the motion.
All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Absent
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

**Naples Self Storage
Jim Richards
Stucco Façade**

Mr. Richards presented that the office building will be stucco on the east, south, and west facing. On the storage buildings only about ten percent of the building front surface is permanent. The other is roll-up doors and stucco will not work on the doors. Mr. Richards is requesting they not be required to put stucco on the facades of the storage buildings. The main office will have stucco. Andrew Bentley stated the argument could be made that because the storage buildings are behind the fence, the only part that would be facing the public street would be the office. Scott Major questioned if the buildings are raised up or zero entry. Mr. Richards stated they are raised a couple of inches. Scott Major questions if there will be pooling water. Mr. Richards stated no, that there is drainage and water flow to the retention ponds. Chris Clark questioned if Mr. Richards could comply with the earth tones for colors of metal. Andrew Bentley stated they could require the building to have no open space on the front and asked what the cost difference might be. Mr. Richards questioned how he would attach it to the roll up doors. Andrew Bentley stated they wouldn't attach it to the doors just the space between the doors. Chris Clark stated with the FedEx building they did allow them to use earth tone metals but a different metal panel that didn't look like corrugated metal. Mr. Richards stated the metal they would use is a flat face 16 gauge metal with the earth tone. Andrew Bentley stated stucco is attached by nailing foam insulation and stucco on top of that. Mr. Richards stated that stucco would fall off when the doors are rolled up. Jessy McKee agreed that it would chip off. Andrew Bentley disagreed that the stucco would stay. Jessy McKee stated he would assume stucco would be a higher cost and inconvenience. The spacing of the wall between is different than a building. Scott Major reads the ordinance stating that southwestern theme is a combination of earthen tones, exposed wood/lumber, columns and stucco or rock finishes. There are some options but stucco might be the worst option and if you do anything to the front of that, it would make the whole facility look worse than if you left it uniform. Mr. Richards states the factory builds the storage units with metal and designed to look nice. Jessy McKee stated he likes it.

Jessy McKee motions to allow use of metal on the pillars instead of stucco and office building will need to be with the required finishes from the ordinance. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Jacob Harrison	Absent
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

All Opposed:

Andrew Bentley	Aye
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Motion carried with four commissioners voting aye. Andrew Bentley opposed.

Recreational Vehicle and Mobile Homes 02-14-017

Gwen Harrison presented the proposed ordinance changes to the Recreational Vehicle and Mobiles Homes ordinance. It was proposed to have the individuals who choose to live in an RV to start with the 180-day permit with an appeal for extension to the City Council. Scott Major questioned if the 180-days is without a permit. Miss Harrison stated that the 180-days is with a permit. A section was added for non-compliance including nuisance items including any reported violation requires two directly affected property owners within 500 feet with a formal complaint being filed. Scott Major questioned if there were to be someone staying in a trailer for a couple weeks, they would be in violation, which would be an issue. Chris Clark suggested a 30 day grace period without permit.

Scott Adams motions to bring the ordinance back for a public hearing with the added 30 day leniency for permit. Scott Major seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Absent
Jessy McKee	Aye
Scott Adams	Aye
Scott Major	Aye

Motion carried with all voting Aye. None opposed.

Sign Regulations 02-16

Gwen Harrison presented follow-up information from the previous meeting showing how many sign permits have been requested in the last several years. This ordinance will be tabled until some time in the future, as suggested previously by the Planning Commission.

Training

ITEMS FOR FUTURE DISCUSSION

Industrial Zone ordinance update.

Commissioner Clark asks for a motion to adjourn.

ADJOURN

Jessy McKee motions to adjourn, Scott Adams seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jacob Harrison	Absent

Jessy McKee
Scott Adams
Scott Major

Aye
Aye
Aye

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held April 21, 2022, in the Naples City Council Chambers @ 7:30 P.M.

Approved